159.0	0008	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,525,400	/	1,525,400
USE VALUE:	1,525,400	/	1,525,400
ASSESSED:	1,525,400	/	1,525,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
172		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZHOU XIAO-JIAN
Owner 2:	PAN XIN RU
Owner 3:	
Street 1:	172 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	215 LEXINGTON STREET
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Vinyl Exterior and 5198 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	1,105,400		420,000	1,525,400
Total Card	0.138	1,105,400		420,000	1,525,400
Total Parcel	0.138	1,105,400		420,000	1,525,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 293.46 | /Parcel: 293.46

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 105923

GIS Ref

GIS Ref

Insp Date 06/14/17

!12434!

PREVIOUS ASSESSMENT

Parcel ID 159.0-0008-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,105,400	0	6,000.	420,000	1,525,400		Year end	12/23/2021
2021	101	FV	1,068,800	0	6,000.	420,000	1,488,800		Year End Roll	12/10/2020
2020	101	FV	1,067,600	0	6,000.	420,000	1,487,600	1,487,600	Year End Roll	12/18/2019
2019	101	FV	909,400	0	6,000.	420,000	1,329,400	1,329,400	Year End Roll	1/3/2019
2018	101	FV	352,000	0	6,000.	354,000	706,000	706,000	Year End Roll	12/20/2017
2017	101	FV	154,800	0	6,000.	324,000	478,800	478,800	Year End Roll	1/3/2017
2016	101	FV	154,800	0	6,000.	276,000	430,800	430,800	Year End	1/4/2016
2015	101	FV	144,400	0	6,000.	240,000	384,400	384,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:43:57

LAST REV

Date	Time
11/01/18	17:05:15

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12434

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	70184-503		11/3/2017		1,370,000	No	No		
JENNINGS BRIAN	68281-116		10/26/2016	Change>Sale	487,000	No	No		
JENNINGS BRIAN	38567-415		3/28/2003	Family	1	No	No		
	18457-359		8/1/1987		177,200	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2017	366	Heat App	12,500	C				
12/15/2016	1540	Demoliti	14,000	C				
12/15/2016	1541	New Buil	437,472	O				4 bedrms,3 full 2

ACTIVITY INFORMATION

Date	Result	By	Name
3/15/2018	SQ Returned	MM	Mary M
6/14/2017	Meas/Inspect	DGM	D Mann
6/14/2017	Permit Visit	DGM	D Mann
3/10/2017	SQ Returned	EMK	Ellen K
10/18/2008	Meas/Inspect	201	PATRIOT
1/4/2000	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	256	PATRIOT
7/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	105923
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2017	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.88912547
Const Adj.:	1.34986496
Adj $ / SQ:	156.026
Other Features:	125321
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1118808
Depreciation:	13426
Depreciated Total:	1105382

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	3	HB	2				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

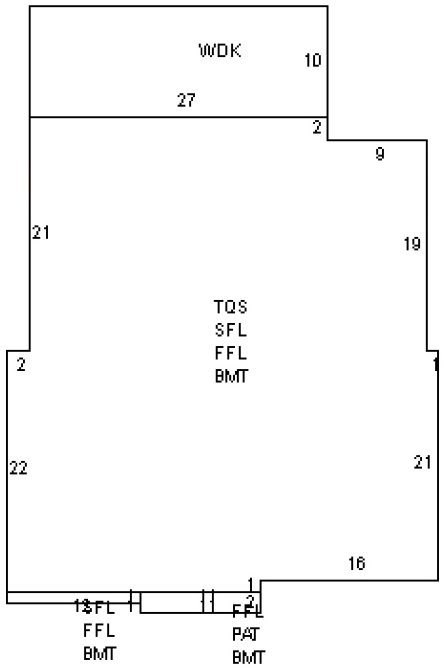
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	188.79
Special Features:	0	Val/Su Net:	175.54
Final Total:	1105400	Val/Su SzAd	251.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,614	68.460	110,489
FFL	First Floor	1,614	156.030	251,826
SFL	Second Floor	1,592	156.030	248,393
TQS	3/4 Story	1,185	156.030	184,891
WDK	Deck	270	13.100	3,537
PAT	Patio	22	8.100	178

Net Sketched Area:	6,297			Total:	799,314
Size Ad	4391	Gross Area	6692	FinArea	5198

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 159.0-0008-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: